

504.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.

505. C-1 Rural Commercial District.

505.1. Intent and Purpose.

This district is established to provide areas for residential uses and business activities that serve local residents of the immediate area. These business uses should not require high visibility or accessibility and are encouraged to be located along collector streets or main intersections for maximum convenience for local residents, while maintaining the rural characteristics of the areas.

505.2. Uses Permitted.

1. Any use permitted in the R-1 and R-2 districts.
2. Hardware stores, convenience stores, video rental stores, laundromats, personal service establishments, gasoline service stations, florists, greenhouses, antique stores, and craft shops.
3. Travel trailer parks.
4. Restaurants.
6. Self-storage facilities developed under the PUD regulations in Section 310.

505.3. Uses Prohibited.

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506. C-2 General Commercial District.

506.1. Intent and Purpose.

This district is established to create areas for compatible business activities requiring high visibility and accessibility. The requirements of this district are designed to encourage commercial establishments in high traffic areas for maximum convenience of local residents or regional travelers.

506.2. Uses Permitted.

1. Any use permitted in the R-1, R-2, and C-1 districts.
2. Grocery stores and drug stores.
3. General retail establishments.
4. Shopping centers and retail outlets.
5. Professional offices.
6. Automobile repair outfits.

7. Motels and hotels.
8. Appliance sales and service.
9. Automobile, mobile home, and boat sales.
10. Medical offices and clinics.
11. Warehousing and distribution centers.
12. Flea markets.
13. Commercial cemeteries.

506.3. Uses Prohibited.

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507. I-1 Industrial District.

507.1. Intent and Purpose.

This district is established to allow for industrial land uses that require intensive transportation facilities, utilities, and other infrastructure that would not be compatible with other residential and commercial uses. The requirements of this district are constructed to promote industrial activities and prevent most other uses.

507.2. Uses Permitted.

The following uses are permitted provided they fulfill any applicable state and federal environmental and anti-pollution standards. Said uses must also meet any additional applicable requirements of this resolution and receive endorsement from the Sevier County Industrial Board:

1. Warehousing or wholesaling of manufactured goods, except explosives, flammable gases or liquids as finished products.
2. Retail activities conducted accessory to the assembly, fabrication, and/or warehousing or commodities.
3. Professional offices.
4. Medical offices.
5. Utility substations and other above ground fixed equipment.
6. Textile production.
7. Lumber and wood product manufacturing.
8. All types of wholesale trade industry.
9. Adult oriented businesses, provided that no portion of the building is located closer than two thousand (2,000) feet to any public or private school, day care center, place of worship, or the R-1 and R-2 districts.

507.3. Uses Prohibited.

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